

---

---

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>647 G Street, SE</b>	<input type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>March 23, 2023</b>	<input type="checkbox"/> New Construction
Case Number:	<b>23-096</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Applicant Lionell Properties LLC seeks ongoing concept review for a three-story rear and basement addition to a property located in the Capitol Hill Historic District. When the Board reviewed the project in December 2022, it found the addition and front areaway to be incompatible with the Capitol Hill Historic District. When the Board reviewed a revised concept in February 2023, they found there was still not sufficient information to understand the extent of proposed demolition and did not vote.

**Revised Proposal**

The rooftop mechanical equipment has been relocated to the rear yard. The large winding rear yard areaway and stairs for basement access has been replaced with a straight run of stairs and smaller areaway flush to the rear of the building.

The applicant added two sheets to the drawing set showing the framing plans. Sheet H013 should show the existing framing with notes on which walls are proposed to be demolished. Sheet H014 shows color-coded framing plans with proposed and new framing.

**Evaluation**

The twice-revised project is now in line with many previous Board approvals and is compatible with the Capitol Hill historic district.

**Recommendation**

*The HPO recommends the Board find the revised design compatible with the Capitol Hill Historic District, and delegate final approval to staff.*

*Staff contact: Moira Nadal*